

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
			PJs in State:	8			
Program Progress:							
% of Funds Committed	98.12 %	97.33 %	5	97.21 %	47	52	
% of Funds Disbursed	95.02 %	91.20 %	3	90.53 %	69	70	
Leveraging Ratio for Rental Activities	11.3	1.51	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	93.29 %	86.25 %	5	85.01 %	30	38	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.76 %	79.41 %	7	73.71 %	33	34	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	34.78 %	63.63 %	8	81.48 %	4	3	
% of 0-30% AMI Renters to All Renters***	21.74 %	43.52 %	8	45.54 %	16	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	70.87 %	1	96.14 %	100	100	
Overall Ranking:			In State:	5 / 8	Nationally:	36	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,996	\$15,152		\$28,248	23 Units	9.40 %	
Homebuyer Unit	\$9,873	\$12,894		\$15,487	165 Units	67.60 %	
Homeowner-Rehab Unit	\$29,959	\$25,465		\$0	56 Units	23.00 %	
TBRA Unit	\$0	\$10,488		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$104,105	\$45,505	\$30,945
State:*	\$40,469	\$74,227	\$33,297
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 2.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.71

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	20.0	3.6	0.0	Single/Non-Elderly:	60.9	28.5	7.1	0.0
Black/African American:	100.0	79.4	96.4	0.0	Elderly:	13.0	4.2	55.4	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	21.7	49.1	16.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.3	12.1	12.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	6.1	8.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.6	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	39.1	26.1	33.9	0.0	Section 8:	56.5	0.6 [#]		
2 Persons:	13.0	33.3	30.4	0.0	HOME TBRA:	4.3			
3 Persons:	21.7	24.8	21.4	0.0	Other:	0.0			
4 Persons:	13.0	9.7	7.1	0.0	No Assistance:	39.1			
5 Persons:	13.0	4.2	3.6	0.0					
6 Persons:	0.0	1.2	3.6	0.0					
7 Persons:	0.0	0.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				9

* The State average includes all local and the State PJs within that state

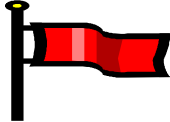
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 36
 (Percentile)
 State Rank: 5 / 8 PJs Overall Rank: 0
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	93.29	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	68.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	34.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

